

South Park Residential Urban Village 1998 Plan

South Park Residential Urban Village 1998 Plan Cover Letter

August 24, 1998

Mayor and City Council
600 Fourth Avenue
Seattle, WA 98104

We are pleased to submit to you the South Park Residential Urban Village 1998 Plan and approval and adoption package. This Plan represents the joint efforts of numerous South Park citizens – residents and businesses – who care about the future of our neighborhood. This Plan embodies our community's unique goals and values and we believe it clearly reflects and carries out the vision of Seattle's Comprehensive Plan: Toward a Sustainable Seattle: A Plan for Managing Growth 1994 – 2014.

South Park is ideally suited for additional affordable stand-alone (detached) single family housing. Improving the infrastructure is all that is needed

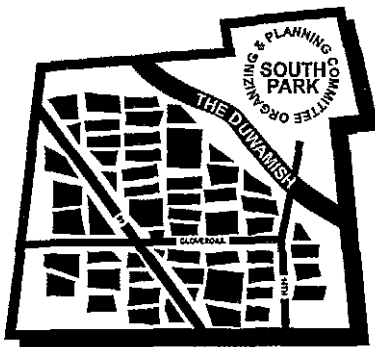
The attached Plan describes our vision of South Park's future and identifies 5 key, Integrated Planned Activities crucial to improving the quality of life in South Park. These activities are:

- * Providing a full service library for South Park and Georgetown.
- o Improving the 14th Avenue South Business Area.
- * Improving the Infrastructure.
- o Improving buffers between residential
- o Annexing a portion of King County to

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The Plan also identifies 15, stand alone, Specific Activities for near term implementation that would also improve the quality of life within South Park. These activities are:

- m Improve the neighborhood identity with gateway signage.
- Provide information kiosks to provide residents and businesses information of interest to them in a low technology easy access manor. The information should be in the primary language of the individuals the information is intended for.
- Provide and maintain benches and trash cans at bus stops.



- Create and fund public art within South Park.
- Provide ongoing support to the South Park Mini Career Center.
- Implement the ECOSS South Park/Duwamish Area Environmental Program to decrease the amounts of hazardous chemicals used in the area.
- Implement an environmental health education program.
- Work with county, regional and state agencies to improve programs and management strategies designed to prevent and reduce contamination of street runoff and storm water.
- Address the impacts and appropriate mitigating measures for South Park of the SEATAC airport expansion.
- Identify means to help landowners and businesses cleanup soil contamination and other environmental redemption problems associated with the redevelopment or expansion of sites on 14th Avenue South.
- Improve the method for keeping truck traffic off residential streets.
- Continue development, within South Park, of the City wide system of urban trails that includes walks, bikeways, bike routes, bike lanes, shoulders, multi-use trails, and pedestrian paths. Connect South Park by bicycle and/or pedestrian facilities to adjacent areas and nearby public amenities. Provide and maintain direct, continuous bicycle routes, and make all appropriate streets bicycle-friendly.
- Provide a teen-center within South Park.
- Reestablish the Food Bank.
- Improve bus access and service.

Supporting materials for this Plan include:

- SEPA Checklist
- Transportation and Local Circulation Report
- Economic Development Report
- Community Resource Guide

We would appreciate your thorough review and support of our Plan.

We would like to take this opportunity to share our appreciation for the hard work and dedication of our community volunteers, our planning consultant and City staff who contributed their time, energy, creativity, and expertise to this Plan.

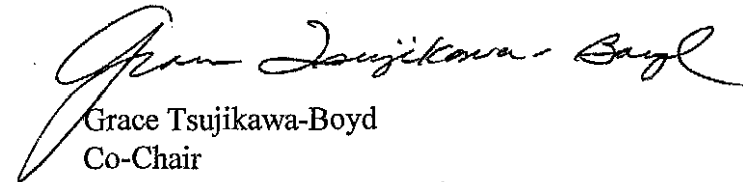
Throughout the development of this Plan we made every effort to encourage the involvement of every resident and business within our outreach area. To make sure this plan truly represented the community, for additional feedback, we placed a copy of the Plan, along with the approval and adoption matrix, at five public locations. We also sent a newsletter covering the Plan to every address within our outreach area. The newsletter contained a preaddressed comment form. We also held two public forums to further elicit community comments on the Plan. A compilation of all the responses to this final outreach process is contained in the Plan's appendix. Through this public review process some errors in the Plan were identified. When reviewing this Plan, please first look at the Addendum section starting on Page 104. The Addendum section is where the changes to the Plan are located.

We look forward to working with you during the implementation of this Plan.

Sincerely,



Mark Travers
Co-Chair
South Park Planning Committee

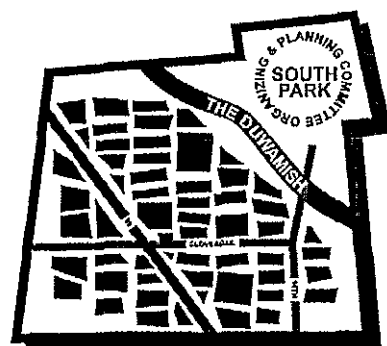


Grace Tsujikawa-Boyd
Co-Chair
South Park Planning Committee

CC: Karma Ruder, Director of the Neighborhood Planning Office
Robert Scully, Neighborhood Planning Office

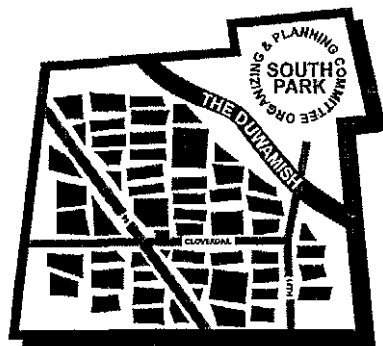
South Park Residential Urban Village 1998 Plan Table of Contents

Cover Letter	i
Table of Contents.....	iv
Executive Summary	vi
Legislation	xvi
South Park's Vision Statement	
Definitions and Goals Element.....	2
Key Activities Element	5
Provide a Full Service Library Facility	6
Improve the 14 th Avenue South Business Area	9
Improve the Infrastructure	26
Improve Buffers Between Residential and Industrial Uses and Along Major Highways	48
Encourage the Annexation of a Portion of King County	54
High Priority Activities Element	58
Implemented Activities Element	76
Great Ideas for Future Consideration Element	78
Land Use	79
Transportation	82
Housing	84



Capital Facilities	85
.....	88
Economic Development	89
Human Development	90
Participants' Roles in the Planning Process	99
Plan Addendum – Recommended changes to this Plan derived from the neighborhood validation process	104
Appendix (Bound in a second document)	
Comments from the validation events	
South Park's Designation Packet	
SEPA checklist	
Transportation & Local Circulation	
Economic Development Report	
Community Resource Guide	
South Park Approval and Adoption Matrix (Bound in a third document)	

South Park Residential Urban Village 1998 Plan Executive Summary



South Park's Background and History:

The South Park Residential Urban Village is on Seattle's Southern border, roughly between State Route 509 and the Duwamish River, and extends North to between South Elmgrove Street and South Southern Street. Please refer to the following Figure 2. Our outreach area for this planning effort is also roughly bounded by State Route 509 and the Duwamish River and goes south into King County to South 100th Street and North to Southwest Michigan Street. Please refer again to Figure 2. The South Park Residential Urban Village includes the concord Elementary School, the South Park Playground, the South Park Community Center, Fire Station #26 and a struggling business community on 14th Avenue South. The South Park Residential Urban Village is surrounded by heavy industrial uses and State Route 509, a limited access freeway. The Village is bisected by State Route 99, which is a limited access freeway through South Park. The area is home to about 1,000 households. The majority of the housing stock is detached single family units in need of repair.

Based on 1990 data, within South Park there was a smaller portion of persons over the age of 65 than in the City as a whole. There was a much larger portion of children than in the City as a whole. The households in this area tend to have incomes substantially below the City and County as a whole. Personal income per capital in 1990 was 52.6% of the City average. Median household income was two-thirds the Citywide level. One of four persons were living in poverty status in South Park. 43% of those persons noted as being in poverty status were children; 7% of those persons were over 65 years old. Median home value was dramatically (48%) below the City's value as a whole. Rent levels were at 80.2% of the City's median rent. The population in the South Park area was more diverse than the City culturally/ethnicity/race, based on the 1990 census data. The educational levels of persons in the South Park Residential Village in 1990 indicated that fewer persons had completed college (26.9%) than in Seattle (55.8%) as a whole. Crime statistics indicate that 0.6% of the serious crimes in Seattle occur in this area, somewhat above the share of population.

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Early zoning allowed residences in the industrial zones. Many people built homes in industrial areas, which had been primarily used for dairy farms and other rural activity. The 1956 Seattle Comprehensive Plan designated all of South Park, including the residential portions, for ultimate industrial use. The residential portion was termed an area "in transition to industrial." In 1967, the Seattle City Council amended the City's Comprehensive Plan and designated the residential area of South Park for continued residential use.

Vision Summary:

The residents and businesses envision South Park as a great place to live and work.

The Plan:

This plan represents the joint
the future of South Park.

— who care about

The plan describes South Park's vision of the future and identifies 5 key, Integrated Planned Activities crucial to improving the quality of life in South Park. These activities are:

- Provide a full service library
- Improve the 14th Avenue South Business Area
- Improve the Infrastructure
- Improve buffers between residential and industrial uses and along major highways
- Annex a portion of King County to give the Urban

The Plan also identifies 15, stand alone, Specific Activities for near term implementation that would also improve the quality of life within South Park. These activities are:

- Improve the neighborhood identity with gateway signage.
- Provide information kiosks to provide residents and businesses information of interest to them in a low technology easy access manor. The information should be in the primary language of the individuals the information is intended for.
- Provide and maintain benches and trash cans at bus stops.
- Create and fund public art within South Park.

- Provide ongoing support to the South Park Mini Career Center.
- Implement the ECOSS South Park/Duwamish Area Environmental Program to decrease amounts of hazardous chemicals used in the area
- Implement an environmental health education program.
- Work with county, regional and state agencies to improve programs and management strategies designed to prevent and reduce contamination of street runoff and storm water.
- Address the impacts and appropriate mitigating measures for South Park of the SEATAC airport expansion.
- Identify means to help landowners and businesses cleanup soil contamination and other environmental redemption problems associated with the redevelopment or expansion of sites on 14th Avenue South.
- Improve the method for keeping truck traffic off residential streets.
- Continue development, within South Park, of the City wide system of urban trails that includes walks, bikeways, bike routes, bike lanes, shoulders, multi-use trails, and pedestrian paths. Connect South Park by bicycle and/or pedestrian facilities to adjacent areas and nearby public amenities. Provide and maintain direct, continuous bicycle routes, and make all appropriate streets bicycle-friendly.
- Provide a teen-center within South Park.
- Reestablish the Food Bank.
- Improve bus access and service.

Finally, the Plan identifies 83 Activities

- Encourage the City to police the existing zoning and adopted plans requirements.
- Enforce existing ordinances.
- Support the efforts of local organizations that are working to create a healthier environment.
- Make the results, of the City's monitoring of noise, air and water quality, readily available to South Park residents.
- Improve both the quality and quantity of open space.
- Develop Public Space with community involvement.

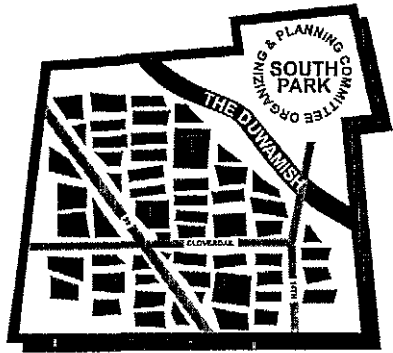
- Provide places for the people of South Park to interact with others, and experience repose, recreation, and natural beauty. Provide healthy play space for children and their families. Support both passive and active uses such as strolling, sitting, viewing, picnicking, public gathering, and community gardening. Provide open space to help shape the overall development pattern, and to refine the character of South Park. Provide unstructured open play space for children.
- Enhance environmental quality, provide light, air, and visual relief.
Provide for open space available for public use, and seize opportunities to provide public open space in the future.
- Develop open space resources as a network.
- Encourage the use of existing, underutilized, or undeveloped rights-of-way as green streets, to be used to enhance public circulation, pedestrian activity, and street-level open space.
- Encourage open space acquisitions and its development.
- Respect South Park's human scale, history, and sense of community identity.
- Make the South Park Residential Urban Village a "people place" at all times of the day.
- Preserve developments of historic, architectural or social significance that contribute to the identity of South Park.
- Provide flexibility to maintain and improve existing residential structures.
Provide for a strong, healthy business district compatible with South Park.
- Mitigate the impacts of large-scale development.
- Protect and enhance single family detached housing, as the predominant and socially significant development pattern.
- Maintain the current zoning of SF5000 where it occurs.
- Preserve industrial land for industrial and commercial uses, and residential land for residential uses.
Provide recreational opportunities for daytime populations.
- Enable the public to see the airborne particle monitoring station at the SPARC building.

- ✓ Encourage the City to raise the rate from \$10.00 to \$20.00 per hour for time donated by citizens, when determining the value for donated time for matching grants.
- ✓ Improve public street cleaning.
- Reconfigure the West end of South Sullivan Street from 8th Avenue South where it meets SR-99 to go through to 7th Avenue South to make it a safer area.
- Encourage the City to coordinate with the State Department of Transportation and adjacent jurisdictions to discourage diversion of traffic from regional roadways and principal arterials onto lesser arterials and local streets.
- Involve the public in identifying needs for planning and designing transportation facilities, programs, and services. Encourage and/or provide extensive public involvement opportunities, both for City decisions and for those of other agencies. As part of this process, address the special needs of low-income people, children and youth, the elderly, people with disabilities, businesses, and residents.
- ✓ Provide a pedestrian bridge over the Duwamish to link Georgetown.
- ✓ Improve Parking to accommodate both residents' and businesses' needs
- Remove barriers to, and create incentives for, walking and bicycling for commuting, other short trips, and recreation.
- Initiate and support public awareness campaigns that focus attention on the societal and environmental impacts and costs of travel choices, and that make people aware of the range of travel choices available. Inform those who now commute by single-occupant vehicle, about the economic, societal, and environmental costs of their choices. Support federal, state, and other efforts that increase the single-occupant vehicle driver's share of the true cost of car use.
- ✓ Start a South Park tenant/landlord union to improve communication between these groups.
- Provide new low-income housing within South Park through market-rate housing production and assisted housing programs.
- This Plan recommends land currently zoned for housing, within our Residential Urban Village Boundary, not be rezoned for other uses, except that near commercial zoning along 14th Avenue South.
- This Plan recommends no new housing be allowed in industrial zones. This Plan encourages residential development in all other zoning classifications.

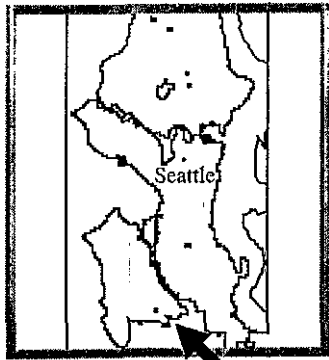
- This plan encourages the maintenance of existing housing. If, however, it can be shown that, because of the deteriorated state of the existing house, then it can be torn down and new housing built for less than the cost of repairing the existing facility. This Plan recommends the demolition of the existing house and new housing of the same density (units per lot) built on the site.
- ✓ This plan encourages the City to enforce the requirement that renter-occupied housing be maintained and operated, according to minimum standards established in the Seattle Housing and Building Maintenance Code, and other applicable codes, as amended from time to time.
- ✓ This plan encourages the City to actively encourage compliance with the codes and seek to inspect, on a regular basis, rental structures.
- ✓ Provide a swimming pool.
- Provide for a pedestrian overpass of 99 at South Sullivan Street and South Trenton Street. These overpasses could be developed in conjunction with other capital facilities.
- Provide a mechanism to verify that the community reviews capital improvements using public funds, and that a mechanism is provided to insure they are implemented per the community's instructions.
- ✓ Seek to locate capital facilities where they are accessible to a majority of their expected users by walking, bicycling, car-pooling, and/or public transit.
- Create and display a public listing of all the improvements that have been made to South Park and include acknowledgments for those who helped get things done.
- ✓ Ensure that the SPARC Building meets ADA Criteria.
- ✓ Provide an expanded sports facility.
- ✓ Provide a rock-climbing tower behind the existing recreation center.
- ✓ Provide more play fields.
- ✓ Provide capital facilities that will keep South Park attractive to families with children.
- ✓ Encourage the City to consider opportunities for incorporating accessible open space, in the siting and design of City utility facilities.
- ✓ Post street sweeping schedule.
- Support the South Park Business Association in achieving their mission statement.

- Support the role of community-based organizations in planning and implementing economic development activities in South Park.
- Encourage the City to partnership with businesses to revitalize areas of South Park.
- Establish a South Park College Fund.
- Establish a program where elementary school children have field trips to universities, colleges and local businesses to see/view future possibilities.
- Encourage educational and training institutions to provide education in foreign languages, geography and international affairs, in order to enable people to better function in the international economy.
- Provide a jogging trail.
- Provide more neighborhood cultural events
- Determine how the Resource Directory will be distributed.
- Provide more money in Concord's discretionary funds.
- Get a full time social worker for Concord Elementary.
- Encourage the City to continue to work with the Seattle Public Schools, to improve the quality of public education and increase the likelihood that all young people will complete high school having achieved the basic competency needed to continue their education and/or to enter the work force.
- Encourage the City to work with local health care providers who want to support local efforts to improve community health.
- Seek out funding to support existing programs at Concord School, Sea Mar, the Recreation Center and SPARC.
- Find some way for the Seattle that are not being served.
- Either the City should find a way to get more money into the system, or the system should change so that the City can have greater influence over substance abuse and mental health care availability.

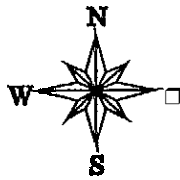
- * Promote business partnerships with community youth for clean ups, etc., with pay for the work done.
- Encourage the City to assemble a catalog of resolutions and ordinances, currently in effect, related to specific housing operational and resource allocation policies, beyond the general policies contained in the Comprehensive Plan. This is intended to provide an ongoing, updated, single-point source of information for the public regarding policies adopted by the City Council.
- Encourage the City to provide information about the various boards, commissions, and advisory committees, so that South Park residents are better able to participate. (All opportunities for volunteerism need to be included.)
- Enhance voter registration.
- * Create a Culture Commission within South Park.
- * Encourage intergenerational activities within South Park.
- Promote South Park as a positive place.
- Promote civic activities.
- * Provide opportunities for South Park residents to help
- * Help with "shut-ins"
- Expand "SW Youth & Family services after school tutor", "readiness to learn," & "Complex Needs" funding.
- Utilize Sea Mar's team of nutrition specialists by making them available to senior's groups, some of which meet regularly at the SPARC building.
- * Promote and use the W.I.C. program, which can provide food vouchers and nutritional counseling to women and infant children under the age of five.
- * Promote the fact that senior's meals are available for the elderly at Sea Mar.
- Provide human services that reflect South Park's role as the focus of housing and as the service center for surrounding areas.



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Architecture

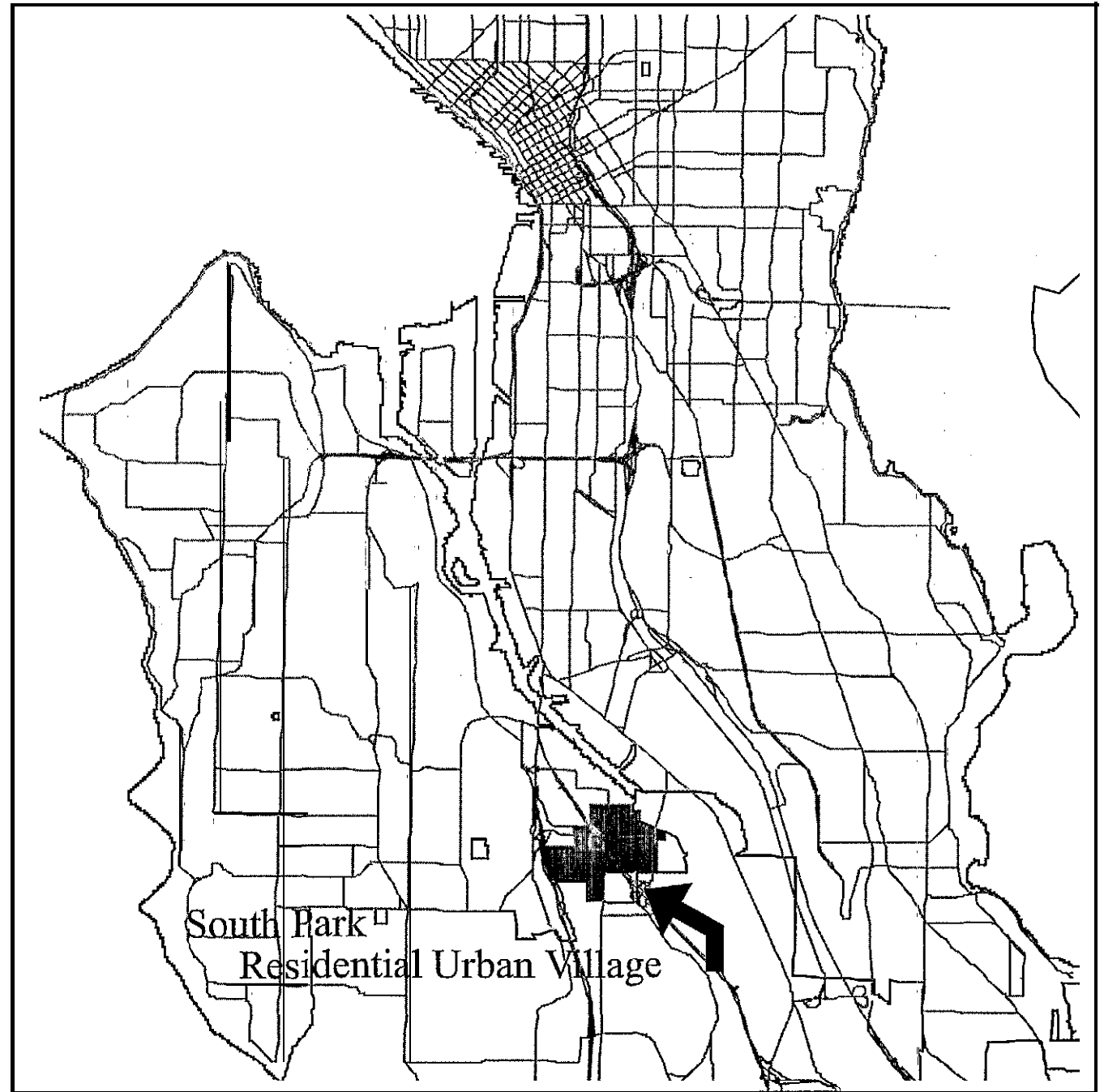


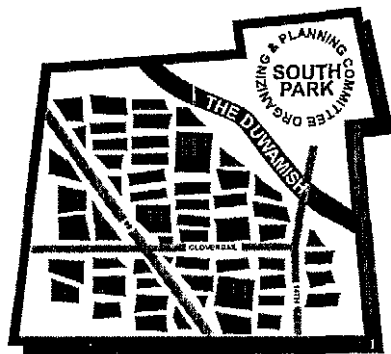
Vicinity Map



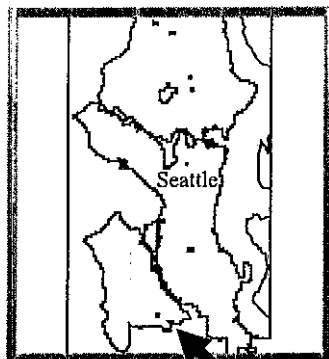
■ South Park Residential Urban Village
/ Arterials

Introduction Figure 1
South Park
Residential Urban Village
Vicinity Map

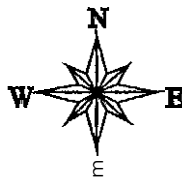




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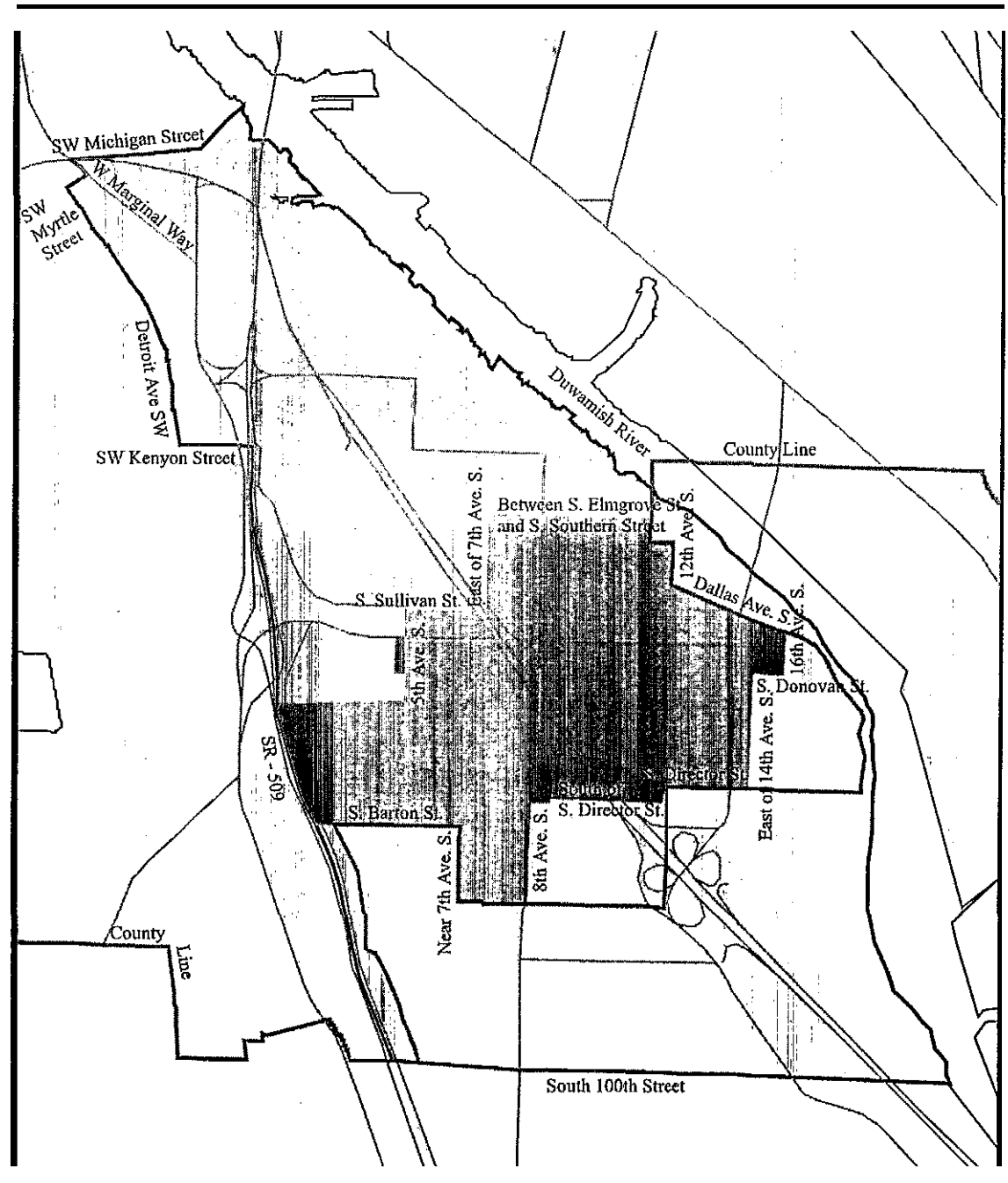


Vicinity Map



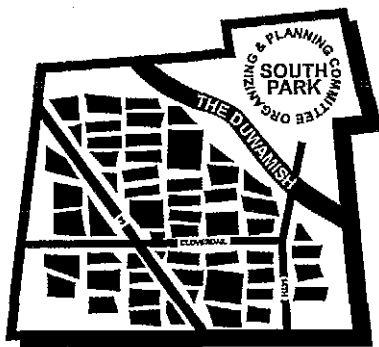
- South Park Residential Urban Village
- Outreach Area
- City Limits
- Arterials

Introduction Figure 2 South Park Residential Urban Village Outreach Area Map



South Park Residential Urban Village 1998 Plan Legislation

This section will be completed after this plan goes through the City adoption process.



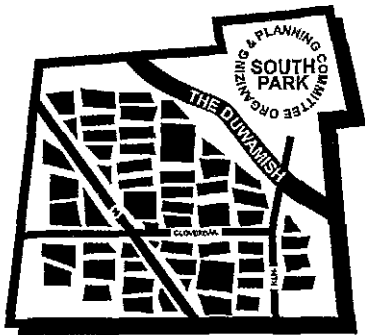
South Park Residential Urban Village 1998 Plan Vision Statement

Vision Statement

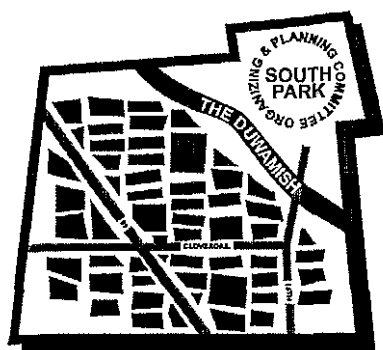
We envision South Park as a great place to live and work.

We envision South Park as a community:

- where neighbors are encouraged to know one another and join in making decisions about the future of our community.
- where people value the safety and education of children.
- where residents of all cultures, incomes and ages are welcome.
- where people feel safe and comfortable walking, riding a bicycle, using public transportation, or driving a vehicle, and where streets are pleasant and safe public places.
- where residents and businesses practice responsible stewardship of the environment.
- where residents strive to accommodate the needs of businesses and where businesses strive to accommodate the needs of residents.
- where the detached family house is the predominate housing type.
- where Highway 99 is to the other.
- that is well served by



South Park Residential Urban Village 1998 Plan Definitions and Goals Element



DEFINITIONS

- D1: **Goals;** A direction-setter; an ideal future end, condition or state; a general expression of community values. Generally abstract in nature, unquantifiable, not time-dependent or suggestive of specific activities for its achievement.
- D2: **Policy;** An overall broad statement that guides decision-making. Clear and unambiguous. Provides the context for setting objectives and guides implementation. (Note: Policy statements need to be appropriate for and indicate their intended “home” in the City’s various policy documents, e.g. the Comprehensive Plan, the Land Use Code, etc.)
- D3: **Objective;** An intermediate step toward attaining a goal. Ideally, measurable and time-specific.
- D4: **Activity;** Any one of a variety of implementation measures to be carried out by an identified implementor, directly tied to goals, policies and objectives.
- D5: **Recommendation;** Any goal, policy or activity in a neighborhood plan prior to City Council Action.
- D6: **Key Activity;** Pivotal to the success of the neighborhood plan. Consists of a group of recommendations
- D7: **High Priority Activities for Near Term Implementation;** Short term activities (3-5 years). May be implemented through existing City programs and/or community organizations. Detail needs to be provided. Put into City’s approval and adoption matrix.
- D8: **Great Ideas for Future Consideration;** Ideas for future consideration by City departments and the Community.

SPECIFIC GOALS AND POLICIES

The following goals are not prioritized. The South Park Residential Urban Village Planning Committee deems them all important.

- G1: Collaborate with South Park in future planning efforts that impact South Park. (Similar to efforts that brought about this plan.)
- G2: Because of South Park's location on the City's southern boundary, encourage inter-jurisdictional partnerships where appropriate in addressing South Park's issues that transcend jurisdictional boundaries.
- G3: Encourage community-building opportunities for South Park's Residents.
- G4: Make the South Park Residential Urban Village a "people place" at all times of the day.

Land Use

- G5: Maintain and enhance South Park's residential single-family detached housing.
- G6: Maintain the current zoning of SF5000.
- G7: Land currently zoned for housing within South Park should not be rezoned for other uses except land adjacent to commercial zoning along 14th Avenue South.
- G8: Preserve industrial land for industrial and commercial uses and residential land for residential uses.
- G9: Promote an active, attractive, accessible pedestrian environment.

- G10: Encourage new, and the preservation of existing, single-family detached housing, affordable to low-income households.
- G11: Keep South Park inviting to households with children.
- G12: Encourage the maintenance of existing housing, when feasible.
- G13: Work in partnership among various levels of government to address low-income housing needs that transcend jurisdictional boundaries.

Capital Facilities

- G14: Provide public facilities that reflect South Park's focus on single-family detached housing and as the service center for surrounding areas.
- G15: Continue seeking grass-root involvement in identifying and siting desired capital projects and public facilities
- G16: Continue to provide for critical maintenance of public facilities within South Park.

Utilities

- G17: Continue seeking grass-root involvement in siting utility facilities for South Park.
- G18: Provide timely and effective notification to other interested utilities of planned road and right-of-way trenching, maintenance, and upgrading activities, to minimize the cost and public inconvenience of road and right-of-way trenching activities.
- G19: Coordinate City utility capital expenditure planning with capital investment planning by other City and County departments.

Environment

- G20: Insist on quality environmental practices in the execution of all public and private work in South Park.
- G21: Support the efforts of local organizations that are working to create a healthier environment.
- G22: Consider the financial impacts of regulation on businesses and developers, while maintaining an appropriate level of safeguards for the environment and worker safety.
- G23: Develop a highly trained local work force that can better compete for meaningful and productive employment, earn a living wage and meet the needs of business.

Cultural Resources

- G16: Support public art within South Park.